

CITY COUNCIL
ATLANTA, GEORGIA

03- 0 -1588

AN ORDINANCE
BY: ZONING COMMITTEE

Z-03-62
9-5-03

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **1831 Fairburn Road, S.W.**, be changed from the **R-3 (Single-Family Residential)** District, to the **PD-H (Planned Development-Housing)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 7 of the **14thFF** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

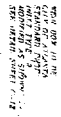
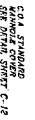
SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Conditions for Z-03-62

Site plan entitled "Preliminary Plat, 1831 Fairburn Road" prepared by Grant Shepherd & Associates, Surveying and Planning, dated July 15, 2003 & marked received by the Bureau of Planning, September 5, 2003.



N.T.S.

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT HAVING LEGAL POWER OF ATTORNEY ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEVOTED TO THE USE OF THE PUBLIC THEREON, ALL STREETS, PARKS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION

DATE _____

DRAINAGE STATEMENT

STORM DRAINAGE FACILITIES SHOW ON THIS PLAN ARE NECESSARY FOR THE PROPER DRAINAGE OF THE SURROUNDING. THE CITY OF ATLANTA WILL NOT BE HELD RESPONSIBLE FOR EROSION OR OVERFLOW CAUSED BY THE STORM DRAINAGE FACILITIES OR NATURAL DRAINAGE CONDITIONS NOT RESPONSIBLE FOR EXTENSIONS OF STORM DRAINS.

SEP 6 2003
TOWN OF ATLANTA
2-0362



LOCATED IN
AND LOT 7 DISTRICT 11
FULTON COUNTY, GEORGIA
CITY OF ATLANTA
SCALE 1"=30'
DATE: JULY 19, 2003
JOB NO.: 02-10-460



PRELIMINARY PLAT

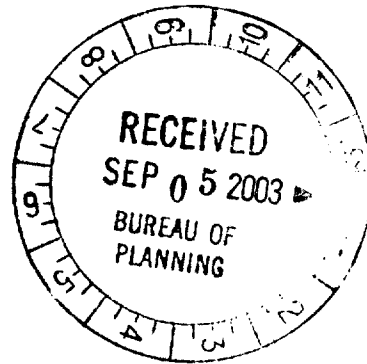
3761 VENTURE DR., SUITE 208
GANNETT PLACE BUSINESS PARK
DULUTH GA 30088
OFFICE (770)418-8833
FAX (770)418-8808
EMAIL: info@eol.com

WRITTEN DESCRIPTION
LAND LOT 7 14TH FF DISTRICT
CITY OF ATLANTA
FULTON COUNTY, GOERGIA

ALL THAT TRACT OR Parcel of land lying and being in land lot 7 of the 14th FF District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

Beginning at the intersection of the North line of land Lot 7 and the West line of Fairburn Road (50' r/w); Thence along the Western line of Fairburn Road S10°14'01"E a distance of 322.50' to a point; Thence leaving said right-of-way line N89°37'05"W a distance of 547.14' to a point; Thence N10°05'01"W a distance of 313.72' to a point, said point being on the North line of Land Lot 7; Thence continuing along said Land Lot Line N89°29'24"E a distance of 544.78' to THE TRUE POINT OF BEGINNING.

Containing 3.9252 acres



RCS# 5385
2/02/04
3:08 PM

Atlanta City Council

Regular Session

03-O-1588 Z-03-62; 1831 FAIRBURN ROAD R-3- TO PD-H

ADVERSE

YEAS: 10
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 6
EXCUSED: 0
ABSENT 0

Y Smith	Y Archibong	NV Moore	NV Mitchell
Y Starnes	NV Fauver	Y Martin	NV Norwood
Y Young	Y Shook	Y Maddox	NV Willis
Y Winslow	Y Muller	Y Boazman	NV Woolard

03-0-1588

(Do Not Write Above This Line)

AN ORDINANCE Z-03-62
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE
R-3 (SINGLE FAMILY RESIDENTIAL)
DISTRICT TO THE PD-H (PLANNED
DEVELOPMENT-HOUSING, DISTRICT,
PROPERTY LOCATED AT 1831
FAIRBURN ROAD, S.W., FRONTING
322.50 FEET ON THE WEST SIDE OF
FAIRBURN ROAD BEGINNING AT
THE INTERSECTION OF THE WEST
RIGHT-OF-WAY LINE OF FAIRBURN
ROAD WITH THE NORTH LINE OF
LAND LOT 7, 14THFF, DISTRICT.
DEPTH: 547.14 FEET; AREA: 3.9252
ACRES; LAND LOT 7, 14THFF DISTRICT,
FULTON COUNTY, GEORGIA.

OWNER: ANTHONY NZERIBE
APPLICANT: KEVIN WATSON
NPU-P COUNCIL DISTRICT 11

ADVERSED

JAN 02 2004

- ☐ CONSENT REFER
☒ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER

Date Referred 10-6-03

Referred To: ZRB & Zoning

First Reading

Committee

Date

Chair

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

COUNCIL ACTION

☒ 2nd☐ 1st & 2nd☐ 3rd

Readings

☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

FEB 02 2004

CERTIFIED

FEB 02 2004

Rhonda Daphine Johnson
MUNICIPAL CLERK

MAYOR'S ACTION